



Lease Rate

**\$19 SF/YR
(GROSS)**

OFFERING SUMMARY

Available SF: 3,020 SF Office
1,800 SF Warehouse

Lot Size: 0.53 Acres

PROPERTY OVERVIEW

Perfectly positioned flex office/retail/warehouse with fenced yard strategically located between Hwy 99 and I-5 in Mountlake Terrace. With excellent visibility, signage, and access with a left in turn lane on 220th, this unique flex space is ideal for trades, flooring, tile, cabinet, paint, HVAC, roofing, plumbing, electrical or wholesalers needing quick freeway access. Adjacent tenant is a design/build contractor. Excellent creative spaces for film production / audio visual, set building, destination retail, commissary kitchens, or similar uses.

PROPERTY HIGHLIGHTS

- 4,820 SF total (3,020 SF office/retail + 1,800 SF warehouse)
- Office features reception area, 4 private offices, showroom/reception entrance, conference room, 2 restrooms, and kitchenette/janitorial area
- Warehouse 15' clear height
- 20+ parking spaces plus fenced yard
- Secured roll-up door behind fenced gate
- Exclusive digital pylon signage
- 15,000–20,000 vehicles pass daily

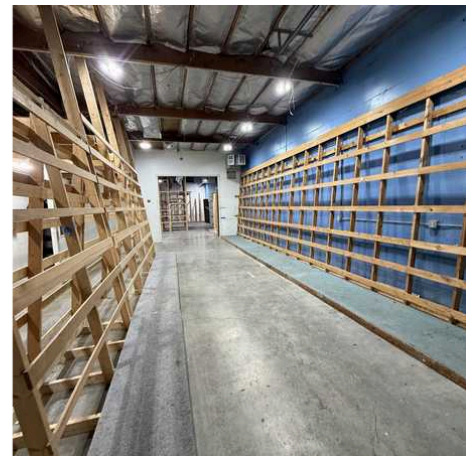
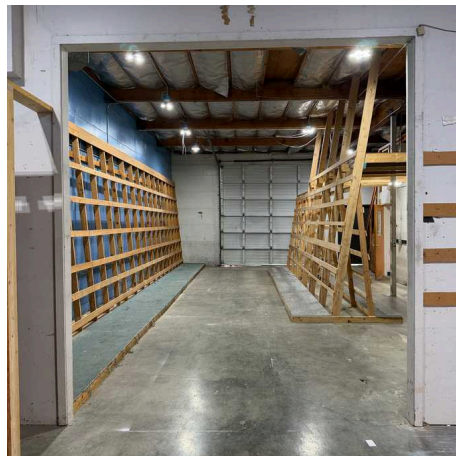
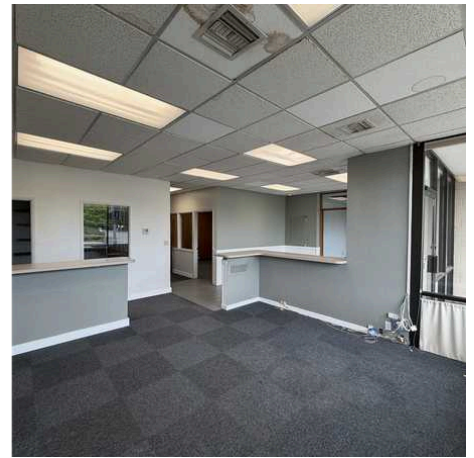
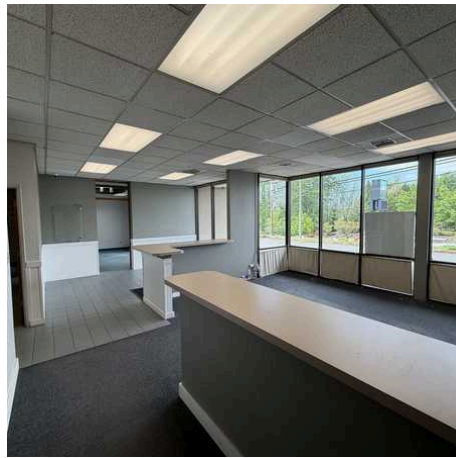
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**COLDWELL BANKER
COMMERCIAL**
DANFORTH

LEASE

FLEX OFFICE INDUSTRIAL
6710 220th St SW, Mountlake Terrace, WA 98043

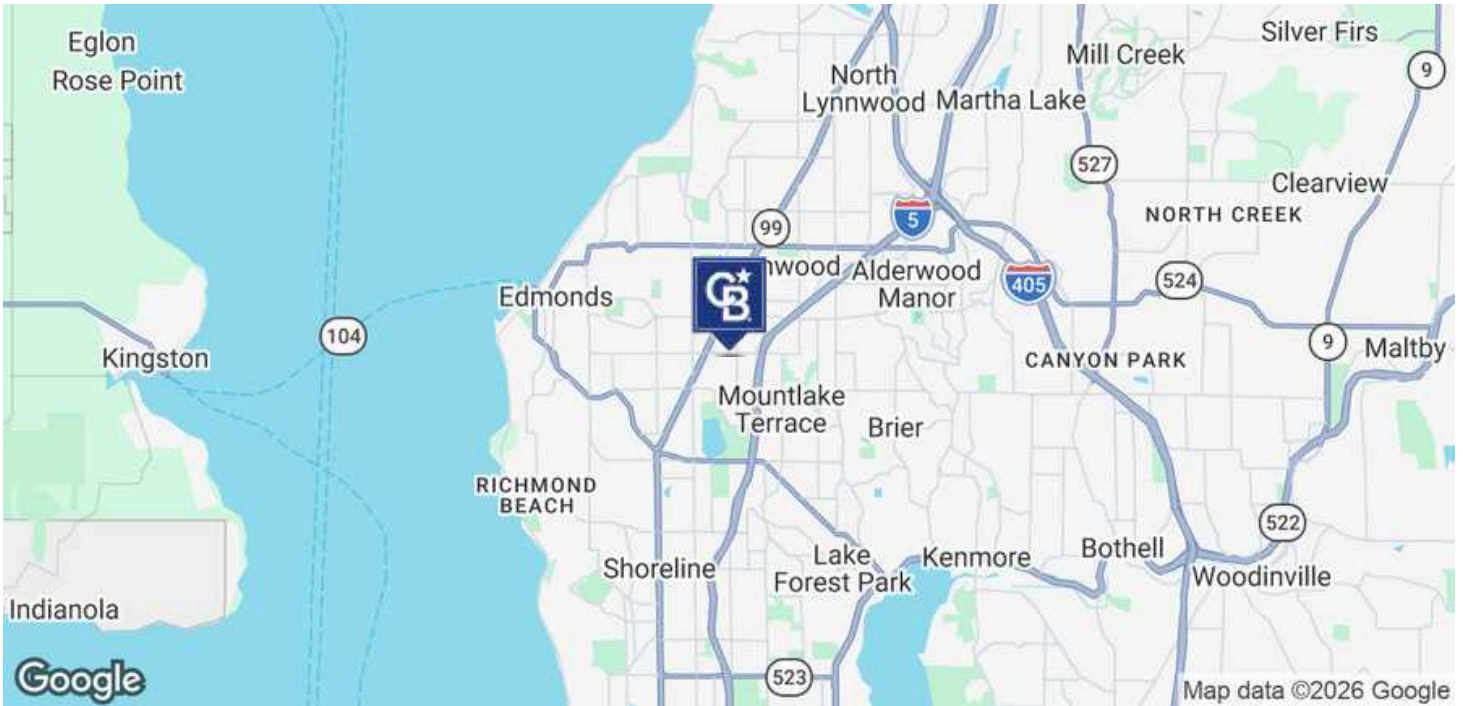


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